



Connells

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FOR SALE

Connells

Mason Street
Bilston



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Connells Wolverhampton welcomes Mason Street to the market, a three-bedroom semi-detached family home nestled on a sought after residential road in Bilston. This property is offered with no onward chain and is available to buy through modern method of auction. This home is primed for modernisation, allowing you to put your personal touch on it.

Upon entering, you are greeted by an entrance hallway that leads to a cosy front reception room, currently utilised as a lounge. At the rear of the property, you'll find a second reception room that serves as a dining area, providing a space for family meals and gatherings. The ground floor also features a kitchen with an adjoining lobby area that grants access to a handy storage shed and a convenient ground floor WC.

Venture upstairs to discover three well proportioned bedrooms, providing ample space for family living. The convenient wet room upstairs adds to the practicality of this family home.

One of the standout features of this property is its beautifully presented and generously sized rear garden, offering a delightful outdoor retreat for children to play or for hosting summer barbecues. To the front, you'll benefit from off-road parking for several cars, complemented by a garage set back for additional parking or valuable storage space.

Location And Area

Set to the south of Wolverhampton City Centre, close to the Castle Street shopping area of Coseley, which has a variety of shops, chemists, dentists, vets, close to highly regarded local schools, being approximately half a mile away from Coseley Rail Station and has direct access to Birmingham New Road for commuters.



Approach

Set back from the roadside behind a driveway for several cars and a garage for additional parking.

Entrance Hallway

Ceiling light point, double glazed window to the side, radiator, stairs rising to the first floor and doors leading to the lounge, dining room and kitchen.

Lounge

12' 4" into bay x 11' 9" max (3.76m into bay x 3.58m max)

Double glazed bay window to the front, gas fireplace, ceiling light point and radiator.

Dining Room

12' max x 10' 7" max (3.66m max x 3.23m max)

Four wall lights and a double glazed sliding door to the rear garden.

Kitchen

9' 2" x 5' 9" (2.79m x 1.75m)

Matching wall and base units within inset stainless steel sink and drainer with taps, cooker point, partly tiled walls, radiator, double glazed window to the side and ceiling light point.

Lobby

Ceiling light point, storage shed, door to the ground floor WC and further door to the rear garden.

Ground Floor Wc

Low flush WC, partly tiled walls and a double glazed window to the side.

First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to all bedrooms and wet room.

Bedroom One

12' 9" into bay x 11' 1" max (3.89m into bay x 3.38m max)

Double glazed bay window to the front, radiator and ceiling light point.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Double glazed window to the rear, radiator, ceiling light point with fan and a built-in cupboard with a wall mounted boiler.

Bedroom Three

6' 9" x 6' 5" (2.06m x 1.96m)

Double glazed window to the front, ceiling light point and radiator.

Wet Room

Shower over, low flush WC, wall mounted hand basin, radiator, wall mounted heater, extractor fan, partly tiled walls and a double glazed window to the rear.

Outside Rear

Paved patio with lawn and mature trees. Garden also benefits from having a side gate to the driveway and garage and an outside tap point.

Garage

10' 7" x 8' 3" (3.23m x 2.51m)

Up and over garage door.

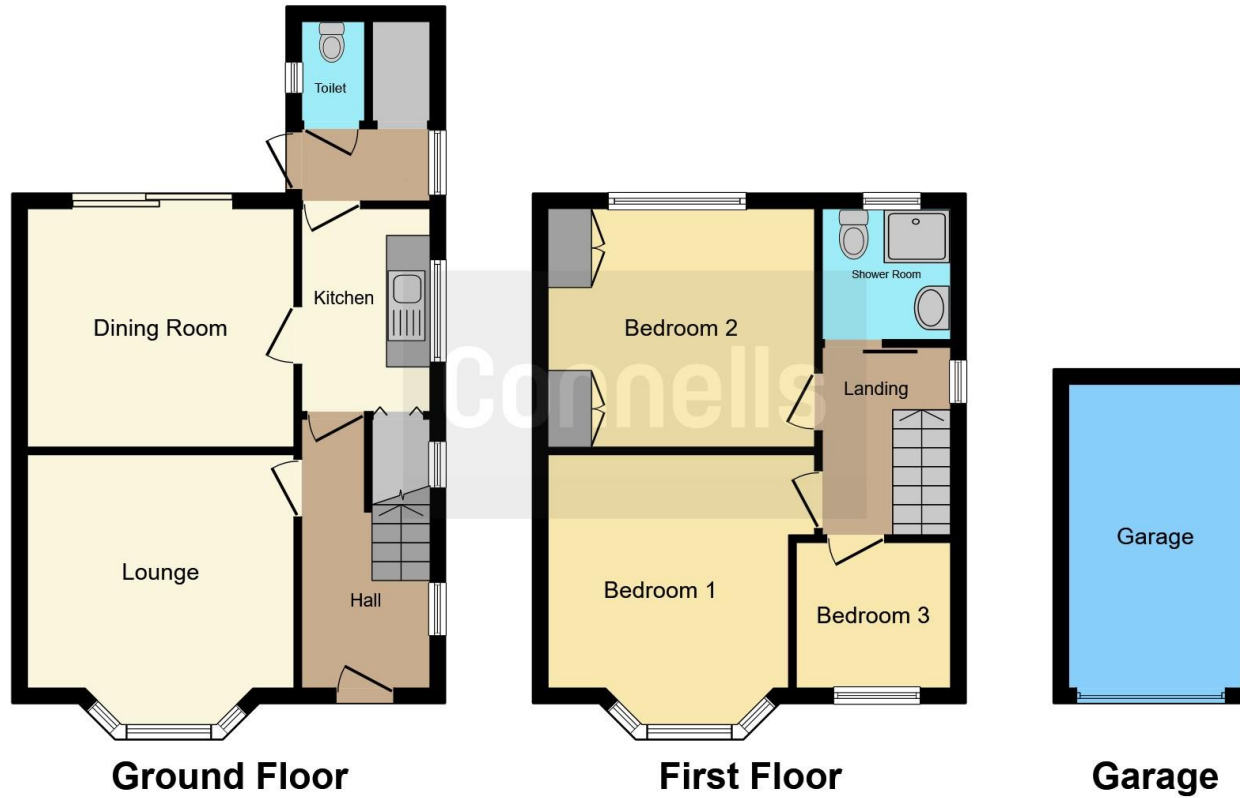
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331056



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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